



# KNIGHTDALE TOWN COUNCIL MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

**September 6, 2016**

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

**PRESENT:** Mayor James Roberson, Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

**ABSENT:** No one.

**Staff Members Present:** Beth Trahos, Town Attorney; Hal Mason, Interim Town Manager; Suzanne Yeatts, Administrative Services Director; Whitney Ledford, Town Clerk; Marcey Bell, Human Resources Manager; Lawrence Capps, Police Chief; Robbie Worrell, Public Works Director; Jason Brown, Senior Planner; Matt Christian, Planner; Keith Archambault, IT Administrator; Tim Guffey, Fire Chief; Tina Cheek, Parks and Recreation Director; Thomas Cagle, Police Officer; Doug Crough, Police Sergeant.

Meeting called to order by Mayor Roberson at 7:00 p.m.

## WELCOME

Welcome by Mayor Roberson.

## INVOCATION

Invocation by Councilor Swan.

## ITEM I. ADOPTION OF AGENDA

**...Motion by Councilor Swan to adopt the agenda. Motion seconded by Councilor Young and carried unanimously.**

## ITEM II. APPROVAL OF MINUTES

**...Motion by Mayor Pro Tem Chalk to approve the minutes from August 17, 2016. Motion seconded by Councilor Young and carried unanimously.**

## ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

None at this time.

## ITEM IV. PUBLIC

*Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.*

## A. Open to the Public

No one at this time.

## B. Report on Citizen Inquiries

None at this time.

## ITEM V. CONSENT AGENDA – A

Councilor Mangum requested to be recused from this item, due to his employment at Wake Stone Corporation, located at the intersection affected by this proposed project.

**...Motion by Mayor Pro Tem Chalk to recuse Councilor Mangum from Consent Agenda A. Motion seconded by Councilor Swan and carried unanimously.**

Councilor Mangum exited at 7:02 p.m.

ZMA-7-16 Suggs/Hargrove Property

**... Approve ZMA-7-16, Suggs/Hargrove Knightsdale Blvd. Property, adopt the recommended statement of Comprehensive Plan consistency and reasonableness of action, and adopt Ordinance #16-08-17-001.**

**...Motion by Councilor Young to adopt Consent Agenda A. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

Councilor Mangum returned at 7:03 p.m.

## ITEM VI. CONSENT AGENDA - B

**A. Topic removed from Consent Agenda B and moved to a third Consent Agenda (C) upon the request of Mayor Pro Tem Chalk.**

## B. Parkstone Naming

RES #16-09-06-001

**...Adopt Resolution #16-09-06-001.**

## C. Foreclosure Policy

RES #16-09-06-002

**...Adopt Resolution #16-09-06-002.**

## D. First Avenue Street Closure

RES #16-09-06-003

**...Adopt Resolution #16-09-06-003.**

**...Motion by Councilor Tripp to remove ZMA-2-16 Silverstone PRD Ordinance #16-08-17-002, place it on a third Consent Agenda (C), and adopt Consent Agenda B. Motion seconded by Councilor Young and carried unanimously.**

## ITEM VII. CONSENT AGENDA – C

*Item added upon the request of Mayor Pro Tem Chalk. Items renumbered to reflect this addition.*

ZMA-2-16 Silverstone PRD

ORD #16-08-17-002

**...Adopt Ordinance #16-08-17-002.**

**...Motion by Councilor Tripp to adopt Consent Agenda C. Motion seconded by Councilor Mangum and opposed by Mayor Pro Tem Chalk for a 4 to 1 vote of approval.**

## ITEM VIII. PUBLIC HEARINGS

*If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.*

## A. ZTA-2-16 PRD/Residential Edits

Senior Planner Jason Brown presented a Zoning Text Amendment that would adjust a number of chapters including: 2.1(B), 2.3(C), 2.6-2.10, 2.14(C), 3.3(T), 5.7, 8.9, 15.3(C), 15.4(F), and 15.5(E). Mr. Brown answered questions and recommended Council close the Public Hearing and refer this item to the September 12, 2016 Land Use Review Board meeting for an Advisory Statement and Recommendation.

Public Hearing Opened at 7:15 p.m.

No one approached.

**...Motion by Councilor Swan to close the Public Hearing at 7:16 p.m. and refer ZTA-2-16, PRD/Residential Edits, to the September 12, 2016 Land Use Review Board meeting for Advisory Statement and Recommendation. Motion seconded by Councilor Tripp and carried unanimously.**

## B. WAP Amendment

ORD #16-09-06-001

Mr. Brown gave an update on the Water Allocation Policy that was initially adopted in 2008 and outlined the current requested changes. Mr. Brown answered questions and recommended Council approve the Water Allocation Policy Amendment and adopt Ordinance #16-09-06-001.

Public Hearing Opened at 7:21 p.m.

No one approached.

**...Motion by Councilor Tripp to close the Public Hearing at 7:22 p.m. and approve the Water Allocation Policy Amendment and adopt Ordinance #16-09-06-001. Motion seconded by Councilor Young and carried unanimously.**

## C. ZMA-3-16 Whitley Ridge Rehearing

Mr. Brown presented a rehearing request submitted by Eastwind Development, LLC to



rezone approximately 26.85 acres located at 0 Rider Drive, north of I-495 and east of Rider Drive, from General Residential special Highway Overlay District (GR8 SHOD) to General Residential Planned Residential Development, Special Highway Overlay District (GR8 PRD SHOD) for a single family residential development. Mr. Brown stated that this proposal is now consistent with the Comprehensive Plan's overall objectives and recommended Council close the Public Hearing and refer this item to the September 12, 2016 Land Use Review Board meeting for an Advisory Statement and Recommendation.

Public Hearing Opened at 7:29 p.m.

Andy Petesch, of Petesch Law, spoke on behalf of his client, Eastwind Development, LLC., explaining that the elements of the plan that were originally found inconsistent with the Town's Comprehensive Plan have been redesigned to create the desired balance.

No one else approached.

**...Motion by Mayor Pro Tem Chalk to close the Public Hearing at 7:32 p.m. and refer ZMA-3-16, Whitley Ridge Rehearing, to the September 12, 2016 Land Use Review Board meeting for Advisory Statement and Recommendation. Motion seconded by Councilor Young and carried unanimously.**

D. Parkstone UAA

Planner Matt Christian gave an update on the Parkstone Utility Allocation and Infrastructure Agreement, stating that it has not yet been finalized and staff continues to work with developers and the Town Attorney on finalizing the details of this agreement. Mr. Christian recommended Council continue this item until the September 21, 2016 regular Town Council meeting.

Public Hearing Opened at 7:33 p.m.

No one approached.

**...Motion by Councilor Young to close the Public Hearing at 7:34 p.m. and continue this item until the September 21, 2016 regular Town Council meeting. Motion seconded by Councilor Swan and carried unanimously.**

E. SU-1-16 East Wake Middle School

Town Attorney Beth Trahos explained that this item is a Quasi-Judicial Hearing and all persons who wish to speak on this item must be sworn in.

The following persons were sworn in by Ms. Trahos:

Town Planner Matt Christian

Town Senior Planner Jason Brown

CLH Design, P.A. Representative Keith Downing

Wake County Public School System Facility Planner Larry Sherrill

Citizen Gene Murray

Citizen Anthony Murray

Mr. Christian presented a request from CLH Design, P.A. for a Special Use Permit to construct a 216,387± sq. ft. school facility on 52.89± acres located at 2700 Old Milburnie Rd., which is south and east of Old Milburnie Rd., south of Lewis Farm Rd. and north of Forestville Rd., classified by the Knightdale Unified Development Ordinance as "Schools-Elementary & Secondary", permitted through the approval of a special use permit in the General Residential-8 zoning district. Mr. Christian answered questions and recommended Council close the Public Hearing and forward SU-1-16, East Wake Middle School, to the September 12, 2016 Land Use Review Board Meeting.

Public Hearing Opened at 7:48 p.m.

Jean Murray of 4000 Old Lewis Farm Road inquired about the bus driveway along the side of the proposed school.

Mr. Christian explained the location as it is illustrated in the site plan.

CLH Design, P.A. representative Keith Downing further elaborated on the location of the bus lot and parent drop off route, as well as detailing capacity, functionality of the plan, parking, and the future multipurpose use for this new building. Mr. Downing and Mr. Christian answered additional questions from Council.

Anthony Murray of 4000 Old Lewis Farm Road expressed concerns regarding the proximity of his lot to this proposed building as well as the size and capacity of the new school.

Wake County Public School System Facility Planner Larry Sherrill acknowledged the impact this project will have on the Murray's property and expressed a desire to be good neighbors by working with the Murray's going forward.

No one else approached.

**...Motion by Councilor Young to close the Public Hearing at 8:00 p.m. and forward SU-1-16, East Wake Middle School, to the September 12, 2016 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM IX. SET PUBLIC HEARINGS  
None at this time.

ITEM X. TOWN ATTORNEY  
None at this time.

ITEM XI. OLD BUSINESS  
None at this time.

ITEM XII. NEW BUSINESS  
None at this time.

ITEM XIII. OTHER BUSINESS

None at this time.

ITEM XIV. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Mangum shared that the Planning and Engineering Committee met jointly with the Finance Committee to work on the Capital Improvement Plan.

B. Finance

No Report.

C. Public Safety

No Report.

D. Nominating

No Report.

E. Liaison Reports

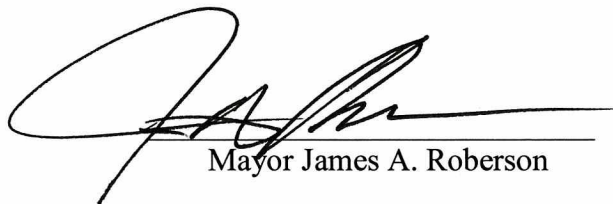
No report.

ITEM XV. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

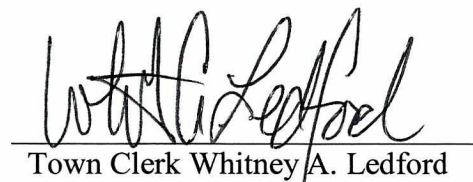
**...Motion by Councilor Tripp to enter into a closed session pursuant to North Carolina General Statute 143-318.11(a)(6) to discuss a personnel matter. Motion seconded by Councilor Young and carried unanimously.**

ITEM XVI. ADJOURNMENT

**...Motion by Councilor Mangum to adjourn at 8:26 p.m. Motion seconded by Councilor Young and carried unanimously.**



Mayor James A. Roberson



Town Clerk Whitney A. Ledford